



**1ST FLOOR RETIREMENT FLAT  
WITH RIVER VIEWS  
2 BEDROOMS 2 BATHROOMS**

**16' LOUNGE WITH SEPARATE  
FITTED KITCHEN  
RESIDENTS PARKING**

**Christies Residential are pleased to offer for sale this 2 bedroom 2 bath/shower room first floor retirement flat for the over 55's with River views. The property is situated within walking distance of Leatherhead town centre & mainline station and benefits from: no onward chain, double glazing, 16' sitting room, separate fitted kitchen, 18' bedroom with en-suite shower room, family bathroom, 24 hour alarm system and resident manager, residents lounge, guest room, laundry room, residents parking and communal gardens.**

**Holly Court, Belmont Road,  
Leatherhead, Surrey, KT22 7DX**

**Offers Over £200,000**



**Communal Entrance**  
Via security entry. Resident managers office. Lift & stairs to upper floors.

**First Floor Landing**  
With access to Laundry room on the same floor.

**Entrance Hall**  
Via own front door.

**Lounge**  
16.7" X 10.5" (5.09m X 3.2m) Dual aspect double glazed window with views over the river. Feature fireplace.

**Fitted Kitchen**  
8.3" X 6.5" (2.53m X 1.98m)  
Via sliding door. Range of fitted wall & base units with inset stainless steel sink. Built in 'Neff' double electric oven. Ceramic hob with extractor over. Freestanding fridge/freezer. Part tiled walls. Vinyl floor.

**Bedroom 1**  
18.4" X 8.6" (5.61m X 2.62m)  
Double glazed window with views over the River. Fitted double wardrobe. Door to:

**En-Suite Shower Room**  
Matching suite comprising: walk in shower cubicle, wash hand basin & low level WC. Part tiled walls. Bathroom cabinet. Extractor fan. Heated towel rail.

**Bedroom 2/Dining Room**  
13.5" X 6.6" (4.11m X 2.01m)  
Double glazed window with views over the River. Fitted double wardrobe.

**Family Bathroom**  
Matching suite comprising: panel enclosed bath with mixer shower, wash hand basin & low level WC. Part tiled walls. Bathroom cabinet. Heated towel rail. Extractor fan.

**Residents Lounge**

**Guest Suite**

**PARKING**  
Allocated Parking

**COMMUNAL GARDENS LEASE**  
63 years

**GROUND RENT** £300.00 Per year

**SERVICE CHARGE**  
£5600 Per Annum Approx  
NB service charge includes the cost of a full time live in residential manager, maintenance, cleaning, heating of the hallways and landings, upkeep of the residents lounge, guest suite and laundry room, buildings insurance, upkeep of the building exterior, car park and communal gardens and a 24 hour alarm system.





LOCAL AUTHORITY  
Mole Valley District Council

COUNCIL TAX  
Tax Band D





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



sales@christiesmail.co.uk  
 lettings@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

www.christiesresidential.co.uk

Telephone: 01372 362555